



53 Cemetery Road, Dronfield, S18 1XX

Saxton Mee

53 Cemetery Road

Chain Free

£280,000

A great opportunity to purchase a sensibly priced four bedroomed semi detached house which was considerably extended many years ago and stands in a popular and convenient location within easy reach of the town centre, renowned schooling and train station.

Valued reflecting the need for general modernisation and updating, however the property has benefitted from having a new roof in 2024 along with new flat roofs and a gas fired combination boiler which has periodically been serviced and was installed in 2018/19.

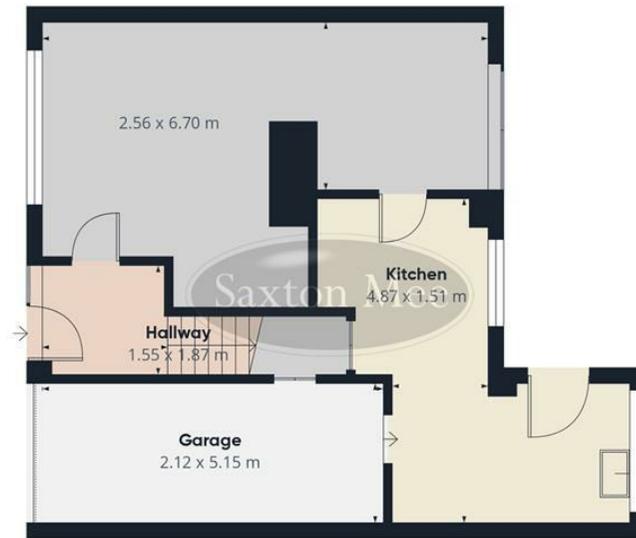
The accommodation comprises: entrance hall, lounge/dining room, 'L' shaped kitchen, integral garage, first floor landing with three good size double bedrooms, original single bedroom and bathroom.

Drive with parking to the front , integral garage, enclosed rear garden with lawn and artificial grass.

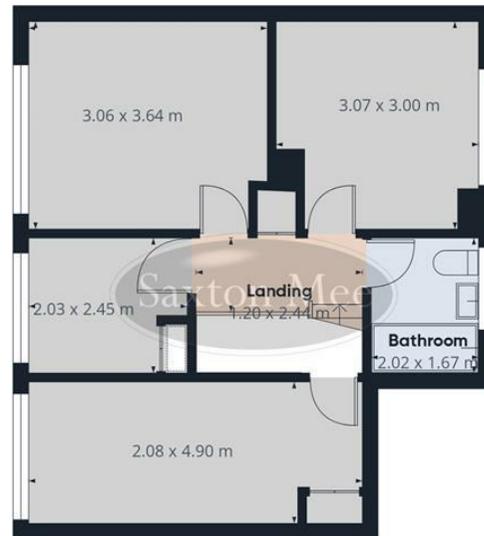
- Sensibly priced reflecting the need for general updating
- Considerably extended
- Four bedrooms
- Re- roofed
- Gas fired central heating
- Convenient location
- No upward chain
- EPC: D
- Council Tax Band C
- Tenure: Freehold







Floor 0



Floor 1

Approximate total area⁽¹⁾
93 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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